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ADOPTED

MEMORANDUM MARCH 27, 1991

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: THOMAS J. O'MALLEY, ASSISTANT DIRECTOR FOR NEIGHBORHOOD HOUSING AND DEVELOPMENT AND ROBERT B. MCGILVRAY, CHIEF OF REHAB

SUBJECT: MISSION HILL NEIGHBORHOOD AREA, TENTATIVE DESIGNATION OF PARCEL 1B LOCATED AT 35B HAYDEN STREET

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE AUTHORITY TENTATIVELY DESIGNATE PATRICIA BONNER TURNER OF 136 FISHER AVENUE, BOSTON, AS REDEVELOPER OF PARCEL 1B, LOCATED AT 35B HAYDEN STREET IN THE MISSION HILL NEIGHBORHOOD. THE PARCEL CONTAINS APPROXIMATELY 1,631 SQUARE FEET OF VACANT LAND.

In late 1990, development interest was expressed in a vacant BRA owned parcel of land in the Mission Hill neighborhood, by two abutters. The vacant land is located along Hayden Street, which has a decided slope downhill from Fisher Avenue.

On January 16, 1991 the BRA voted to subdivide the parcel into two small parcels, 1A and 1B, and advertise for developer interest.

One proposal was received for Parcel 1B. Patricia Bonner Turner, whose home at 136 Fisher Avenue abuts Parcel 1B, has proposed to develop the vacant land by landscaping the slope with a planted embankment that will connect the two parcels, and at the same time retard the erosion of her land down the slope. The plan will require removal of existing rubble and debris and result in an attractive connector between the Bonner Turner property and the planned new housing construction next door.

The developer has also prepared plot plans for the new parcel and has submitted a landscaping plan and specification for review.

It is therefore recommended that the BRA designate Patricia Bonner Turner as redeveloper of Parcel 1B (35B Hayden Street) containing approximately 1,631 square feet of area, in the Mission Hill Neighborhood Area, as shown on the attached map, for purposes of landscaped open space.

An appropriate vote follows:

VOTED: That the BRA hereby adopts the resolution entitled "Resolution of the Boston Redevelopment Authority, March 27, 1991, Re: Tentative Designation of Redeveloper of Parcel 1B, located at 35B Hayden Street in the Mission Hill Neighborhood Area.

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RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: TENTATIVE DESIGNATION OF PATRICIA BONNER TURNER AS REDEVELOPER OF PARCEL 1B, (35B HAYDEN STREET) IN THE MISSION HILL NEIGHBORHOOD AREA.

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title 1 of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of projects with Federal financial assistance under said Title 1, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Patricia Bonner Turner has expressed an interest in and has submitted a satisfactory proposal for the development of Parcel 1B in the Mission Hill Neighborhood Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Patricia Bonner Turner be and hereby is, tentatively designated as Redeveloper of Parcel 1B in the Mission Hill Neighborhood Area subject to:

(a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;

(b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title 1 of the Housing Acts of 1949, as amended.

(c) Submission within one hundred and twenty days (120) in a form satisfactory to the Authority of:

(i) Evidence of the availability of necessary equity funds, as needed; and

(ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Final working drawings and specifications.

2. That disposal of Parcel 1B by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the proposed development will be brought before the local neighborhood group for review and approval.

5. That the developer be and hereby is, authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).